

Before the Board of Zoning Adjustment, D. C.

Application No. 11442, of United Capitol Corporation pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit 13 row dwellings in the R-5-A zone as provided under Section 3105.42 and a variance to permit parking in front of buildings pursuant to Section 8207.11 on Hunter Place, S.E., Lots 10 through 22, Square 5812.

HEARING DATE: September 19, 1973  
EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. The property is located in an R-5-A District.
2. The applicant proposes to develop the property with 13 four-bedroom row dwellings with 2,500 square feet of land per house.
3. The proposed row houses will be erected on Hunter Place, S.E., on lots 20 feet wide and 124.9 feet deep, which meet the area requirements.
4. Because of the steep grade of the unimproved alley at the rear of the property, it is economically infeasible to construct parking areas in the rear of the proposed development. The cost of construction would be almost as much as the cost of building the proposed dwellings.
5. Parking spaces will be provided for all 13 row houses, six of which will share common driveways.
6. There was no opposition registered at the public hearing.

CONCLUSIONS OF LAW:

Based upon the above findings of fact, the Board is of the opinion that applicant has met all of the requirements of Section 3105.42 of the Zoning Regulations to construct a new residential development in a R-5-A District. Comments from all agencies required by Section 3105.42 have been received and recommended favorably to the Board to approve this application.

The Board is also of the opinion that applicant has proved a hardship within the meaning of the variance clause to provide parking in front of the proposed dwellings.

The Board further feels that the proposed development will be in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining properties.

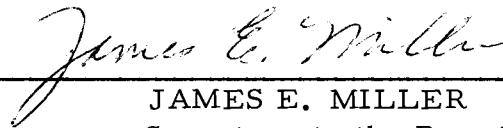
ORDERED:

That the above requests be GRANTED.

Vote: 4-0, (Mr. Harps not voting).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: \_\_\_\_\_



JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: **DEC 5 1973**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D. C.

AMENDED ORDER

Application No. 11442 of United Capitol Corporation, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit 13 row dwellings in the R-5-A Zone as provided under Section 3105.42 and a variance to permit parking in front of buildings, pursuant to Section 8207.11 on Hunter Place, S. E., Lots 13 thru 22, Square 5812.

HEARING DATE: September 17, 1973

EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. The applicant proposes to reduce the number of houses approved in the original BZA Order No. 11442 issued December 5, 1973.
2. The original and approved plans of applicant were drafted by architects on the basis that the applicant owned Lots 10, 11 and 12, however, these Lots are not owned by applicant.
3. The Board finds that the reduction of the number of houses proposed by the applicant request for modification of plans is more favorable than applicants' original request.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board approves the applicants' request for modified plans in this case to allow the construction of 10 houses on Lots 13-22, Square 5812 as shown on exhibit plans marked "B"

VOTE: 5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

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ATTESTED By:

  
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER MAR 21 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.